

Planning Committee – Meeting held on Wednesday, 29th November, 2023.

Present:- Councillors Iftakhar (Chair), Stedmond (Vice-Chair), Carter, Gahir, Khawar, Mann, Naveed and Satti

Also present under Rule 30:- Councillors Dar, Hulme, Muvvala and Tomar

PART I

46. Declarations of Interest

No declarations were made.

47. Guidance on Predetermination/Predisposition - To Note

Members confirmed that they had read and understood the guidance on predetermination and predisposition.

48. Minutes of the Last Meeting held on 27th September 2023

Resolved – That the minutes of the meeting held on 27th September 2023 be approved, subject to an amendment to minute 44 that the committee had noted the Members' attendance record for 2023/24, not 2022/23 as had been stated.

49. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

50. Planning Applications

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated had been sent to Committee Members and published on the Council website. Members confirmed they had received and read it prior to the consideration of planning applications.

Oral representations were made to the Committee under the Public Participation Scheme prior to the applications being considered by the Committee as follows:-

Application P/10697/015 - Waste Facility, Poyle New Cottages, Bath Road, Poyle, Colnbrook, SL3 0NT – The agent addressed the Committee.

Application P/00072/128 - Akzonobel Decorative Paints, Wexham Road, Slough, SL2 5DB – Councillor Dar, ward member for Upton Lea, addressed the committee.

Application P/00740/008 - ICI Dulux Decorator Centre, Petersfield Avenue, Slough, Berkshire, SL2 5EA – Councillor Tomar, ward member for Slough Central, addressed the committee.

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Resolved – That the decisions taken in respect of the planning applications as set out in the minutes below, subject to the information, including conditions and informatives set out in the report of the Planning Manager and the Amendment Sheet circulated to Members prior to the meeting and subject to any further amendments and conditions agreed by the Committee.

51. **P/10697/015 - Waste Facility, Poyle New Cottages, Bath Road, Poyle, Colnbrook, SL3 0NT**

Application
Redevelop the site to deliver a leading industrial and logistics unit of approximately 34,000 sqft (Mixed Use Class E(g)(iii)/B2/B8) with 6,000 sqft of ancillary office floorspace (Use Class E(g)(i)), parking, associated service yards and landscaping.
Decision
<p>Delegated to the Planning Manager for approval subject to:</p> <ul style="list-style-type: none">(i) The satisfactory completion of a Section 106 Agreement to secure a Heavy Goods Vehicle routing and management plan, a travel plan monitoring and a financial contribution towards improvements to Colne Valley Park which are required to mitigate the impacts of development;(ii) No substantive objection being raised by Colnbrook with Poyle Parish Council;(iii) Referral to the Secretary of State to consider if the application should be called in;(iv) Finalising conditions and any other minor changes. <p>Or for refusal of the application if the completion of the Section 106 Agreement was not finalised by 1 May 2024 unless a longer period was agreed by the Planning Manager, in consultation with the Chair of the Planning Committee.</p>

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52. P/00072/128 - Akzonobel Decorative Paints, Wexham Road, Slough, SL2 5DB

Application
Planning application for the decontamination of the site, demolish the remaining buildings, undertake ancillary engineering work to stabilise the ground conditions and the delivery of ancillary retaining walls (amended description and details submitted).
Decision
Delegated to the Planning Manager for approval subject to finalising conditions, informatives, and any minor changes.

53. P/00740/008 - ICI Dulux Decorator Centre, Petersfield Avenue, Slough, Berkshire, SL2 5EA

Application
Construction of a five storey building with basement level to provide 22 no. residential apartments with associated access, parking, landscaping and all associated works.
Decision
Delegated to the Planning Manager for approval, subject to: (i) The satisfactory completion of a Section 106 Agreement to secure affordable housing, education and Burnham Beeches contributions, funding towards a zebra crossing (via a Section 278 agreement) that is required to mitigate the impact of the development. (ii) Finalising conditions and any other minor changes. Or for refusal of the application if the completion of the Section 106 Agreement was not finalised by 31 May 2024 unless a longer period was agreed by the Planning Manager, in consultation with the Chair of the Planning Committee.

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54. Slough Local Plan Annual Monitoring Report 2022/2023

The Committee received a report that informed Members about the results of the annual planning policy monitoring for 2022/23, covering the period 1st April 2022 to 31st March 2023, which included information on housing, employment, retail and the environment. Local planning authorities had a statutory duty to produce and publish such a report and the main purpose was to monitor Local Plan policies and record key statistics on issues such as new development in the town.

Members noted the additional information in the Amendment Sheet that had been requested by the Chair, however, Members were asked to set aside the figures stated for Section 106 planning obligations and the confirmed figures would be circulated in due course to committee members and included in the final version to be published on the Council website.

Officers summarised the key headline figures for 2022/23 including that 322 net additional dwellings had been completed during the year of which 183 were 'affordable' housing, mainly due to those provided in the Horlicks development. The annualised Local Housing Need figure was 825, therefore the level of completions was significantly below that assessed need. A further 1,121 dwellings were under construction and 1,659 consented but not started. This figure did not include the AkzoNobel site. 100% of the completions this year were on brownfield sites and 94% were flats. The housing trajectory to 2040 currently showed a shortfall in future years.

In relation to employment land there had been a small net rise in floorspace last year but the past trend was a reduction in floorspace. Office floorspace take up was low and there was a significant amount of supply in the town. Data centres dominated completions and consented schemes in the pipeline. A new Simplified Planning Zone (SPZ) for the trading estate was being prepared. The retail centres vacancy survey carried out in February 2023 showed an overall vacancy rate of 22% in Slough town centre, but much lower levels in district centres such as Farnham Road (2%) and Langley (2%). Members asked a number of questions about the current position regarding the proposed redevelopment of the Queensmere shopping centre. The Chief Planning Officer summarised the wider factors driving retail vacancy rates in town centres and updated on the planning position regarding Queensmere application. It was noted that the Council was ready from a planning perspective to work with the developer to bring the scheme forward. The deadline to complete the Section 106 Agreement had been extended once and was due to expire again. In response to a request from the Chair that Members receive an update on the S106 timing, the Chief Planning Officer stated that it would be included in quarterly updates on S106 to the committee.

The Committee discussed several other aspects of the report including the importance of retaining employment land to support jobs and prosperity in Slough; the Local Plan process; and timeline for the SPZ for the trading estate. The process and indicative timeline for the Local Plan was

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summarised and it was noted that it would be a lengthy and costly process starting with the evidence base. Members would be updated and engaged at key points in the process. In relation to the SPZ, this was an executive decision for Cabinet and a paper had been received by Cabinet in March 2023. Work was ongoing with SEGRO and Members of the committee would be briefed in due course.

At the conclusion of the discussion the committee agreed the recommendations.

Resolved –

- (a) That the results of the Annual Monitoring Report 2022/23 be noted.
- (b) That the Annual Monitoring Report 2022/23 be published on the Council's website, subject to the inclusion of the information in the Amendment Sheet and confirmation of the financial figures relating to Section 106 contributions.

55. Planning Appeal Decisions

Members received and noted details of planning appeal decisions determined in October.

Resolved – That details on planning appeals be noted.

56. Members' Attendance Record 2023-24

Resolved – That the record of Members' attendance for the 2023/24 municipal year be noted.

57. Date of Next Meeting - 20th December 2023

The date of the next meeting was confirmed as 20th December 2023.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.41 pm)